ACRES
Walmley Office : 49 Walmley Road, Walmley, Sutton Coldfield. B76 1NP
0121 313 2888 walmley@acres.co.uk @ www.acres.co.uk



- No onward chain
- Two double bedroomed, first floor apartment
- Well-appointed shower room
- Spacious lounge with dining potential
- Appealing fitted kitchen
- Multiple storage areas
- Single garage in separate block
- Vast potential for personalisation
- Close to local amenities & facilities
- Healthy lease length of 146 years





TRIDENT CLOSE, WALMLEY, B76 1LF - PRICE GUIDE £80,000

Situated on the first floor of a sought-after development in the heart of Walmley, this spacious, two double bedroomed, leasehold apartment offers excellent potential together with a wealth of nearby amenities and everyday convenience. Walmley High Street is particularly well regarded for its variety of shops, pharmacies, cafés and daily essentials, while frequent and readily-available bus services provide ease of access throughout the surrounding area and beyond. Occupying a first floor position, the apartment benefits from an added sense of privacy and security, making it an ideal opportunity for a range of prospective purchasers. Internal inspection is therefore highly recommended to fully appreciate the accommodation and potential on offer. Benefitting from electric heating and PVC double glazing (both where specified), the accommodation briefly comprises an entrance hall with three useful storage areas, a well-appointed fitted kitchen and a sizeable family lounge offering space for dining together with additional storage cupboards. An inner hall leads from the lounge to two generous double bedrooms and a shower room, completing the internal layout. Externally, the development is approached via a paved pathway with well-tended communal lawns to the side, access is provided into the communal entrance hall with stairs rising to the first floor. The property also benefits from a single garage located in a separate block and to the rear enjoys pleasant views overlooking woodland. Offering spacious accommodation, a desirable location and excellent scope for improvement, this appealing apartment can only be fully appreciated by internal inspection. EPC Rating D.

Set back from the road behind a paved path with lawned communal gardens to fore, access is gained into the accommodation via a door into:

COMMUNAL HALL: Stairs lead to first floor, access is given into the home via an obscure glazed timber door into:

ENTRANCE HALL: Doors open to three storage areas, lounge and kitchen.

KITCHEN: 10'07 x 7'01: PVC double glazed window to side, matching wall and base units with recesses for fridge / freezer, oven, washing machine and dryer, roll edged work surface with stainless steel sink drainer unit, tiled splashbacks, door back to hall.

FAMILY LOUNGE: 18'05 x 10'10: PVC double glazed window to side, space for complete lounge suite as well as breakfast table with chairs, radiator, doors to storage, hall and:

INNER HALL: Doors open to two bedrooms and a shower room.

BEDROOM ONE: 12'04 x 10'07: PVC double glazed window to rear, space for double bed and complementing suite, fitted wardrobes, radiator, door back to inner hall.

BEDROOM TWO: 10'00 x 8'08: PVC double glazed window to rear, space for double bed and complementing suite, built-in wardrobes, radiator, door back to inner hall.

SHOWER ROOM: PVC double glazed obscure window to rear, suite comprising step-in shower cubicle, pedestal wash hand basin and low level WC, tiled splashbacks, radiator, door back to inner hall.

GARAGE: (please check suitability for your own vehicle use): Located in separate block.









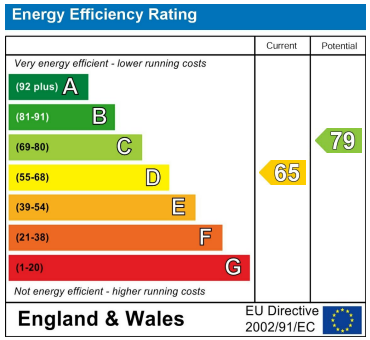
FREE SALES & RENTAL VALUATIONS — INDEPENDENT MORTGAGE ADVICE

The Property Ombudsman

TENURE: We have been informed by the vendor that the property is Leasehold
(Please note that the details of the tenure should be confirmed by any prospective purchaser's solicitor)

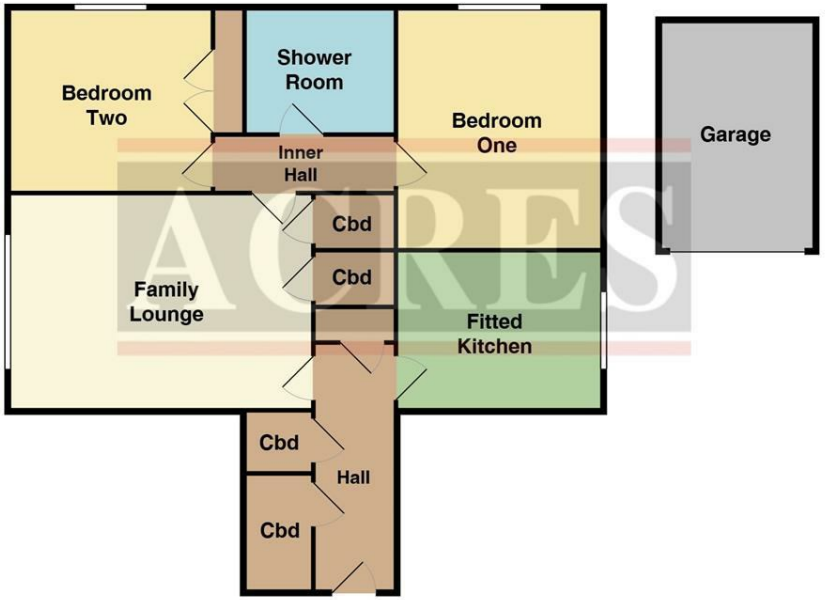
COUNCIL TAX : B

VIEWING: Highly recommended via Acres on 0121 313 2888





Trident Close, B76 1LF



THIS PLAN IS NOT TO SCALE AND IS GIVEN TO PROVIDE A GENERAL GUIDE. IT MERELY INDICATES APPROXIMATE RELATIONSHIP OF ONE ROOM TO ANOTHER.

Every care has been taken with the preparation of these particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation; alternatively, we will be pleased to check the information for you. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for purpose, or within the ownership of the sellers. All dimensions are approximate. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars. They may however be available by separate negotiation. Estate agents are required by law to comply with Money Laundering Regulations. Accordingly, once an offer has been accepted subject to contract, we are required to carry out due diligence checks on all purchasers to verify their identity. As Agents for the seller, we will provide Movebutler (our provider) with your details so as to enable them to complete all relevant Identity, PEPS and sanctions checks on each buyer. Each individual purchaser will be required to pay a non-refundable fee of £48 Inclusive of VAT, directly to MoveButler. This fee will need to be paid by you in advance of us issuing a memorandum of sale. This will cover the cost of all the relevant compliance checks and ongoing monitoring required by law. A record of this search will be retained by our search provider, and by Acres electronically, and or within the relevant property folder/file.